

MATERIAL DEALERS

CEMENT BUILDING COST

Prices Remain Firm at Mills, However, Late Reports From Realty Field.

Price reductions in cement, finishing plaster and expanded metal lath are reported in the current Dow Service Daily Building Reports. The reduction in cement is a dealers' cut of thirty cents a barrel on the delivered price, and reflects no disturbance in the manufacturer's price that has been ruling for the last three weeks. It is ascribed to a desire on the part of distributors in this market to unload some of the stock purchased under contract in 1920 and meets the forecast made in these columns a fortnight ago.

The change downward in the price of finishing plaster applies to barrel tiles only, and, while it originates at distribution points, it is due entirely to the lowering in the cost of cooperative or barrel material, such as staves, hoops and heads. In every other respect the price situation in the finishing plaster department remains unchanged. The price change as it affects the purchaser of this material totals thirty cents a barrel in his favor.

Price changes in metal lath were first reported to the trade about ten days ago, but to-day the new price is fairly general throughout this market and amounts to about six cents a square yard.

Stocks Too Low to Meet Demand.

Quotations on this material have been more or less nominal for some time as few as New York city was concerned, because the distributors have been unable in sufficient quantity to meet even the shrunken demand this city has developed for the last six months.

Lumber prices are not showing quite so much sag, although the dealers' stocks in certain lines are abnormally great, while in other lines they are ragged to nil.

Manufacturers of certain kinds of lumber have rather surprised some of the distributors by promising delivery of new orders within ten to fifteen days after the order is placed, although many of the larger lumber manufacturing mills have been closed for some time.

It is noticeable, however, that mill prices are showing greater stability than are distributors' prices. There is little if any tendency on the part of the financially strong mills to bid for new business with price concessions. They are willing to promise almost lavishly on delivery conditions, but their attitude seems to be that if the financially weaker mills are to be successful in business now coming out on price cutting tactics they will not compete with them in their loading up process and will wait for the more profitable business that will be offered on a stabilized price basis some time later.

No Sweeping Price Slashes So Far.

Indeed, it is apparent that this policy is being followed in some of the other building material manufacturing departments. Most building material producers are conscious of the changed conditions that the mild winter weather has wrought upon the consuming centers. With the opening of the 1921 building season only eight weeks away and industry and trade showing signs of returning vivacity building material and equipment interests are not quite so prone just now to bow their backs to the price-cutting policy.

The heaviest kind of pressure has been exerted in the building industry to bend the building material and equipment price levels, but up to the present there has been no general evidence, outside of common brick, lime and a few items in lumber which went to excessive price altitudes during and immediately following the war, of sweeping general price slashes in building materials.

Sells Six Story Apartment.

Ryan & Co. sold for the Gray estate, represented by William K. Gilchrist, attorney, to William Goldstone and Simon Myers, operators, the six story new brick apartment at 234 to 238 East 114th street, 5x100. This is the first sale in seven years of the property, which was held at \$250,000.

The Dwelling Market.

Mrs. Rose Sprague sold the dwelling at 234 to 238 East 114th street, 5x100, to a buyer for occupancy. Rutland & Whiting-Benjamin Corporation were the brokers.

Leases on 42d St. Near 5th Ave.

L. J. Phillips & Co. leased for Adolph Levisohn & Sons to the National City Company the five story building at 13 East 20th street, 22x100.5, between Fifth and Madison avenues. This property, immediately adjoining and used in connection with the Hotel Manhattan, which is now being converted by the National City Company into a high class office building. The lease aggregates a net rental of nearly \$400,000.

MISCELLANEOUS LEASES.

Duruss Company leased the store, basement and upper floor store in 515 West 160th street to the Standard Purveyors, Inc., in leases in 502 West 160th street.

RESORTS.

Atlantic City.

Hotel Dennis.

ATLANTIC CITY, N. J., An American Plan Hotel of Distinction and Real Comfort FIREPROOF GARAGE. CAPACITY 600. Walter J. Burby.

ROYAL PALACE

on the Beach. Cap 600. CONVENIENT TO ALL AMUSEMENTS. Sea Breeze, Diet Kitchen, Orchestra, Family Patronage Invited. LAURENCE L. WATSON, Manager.

Lakewood, N. J.

MEMO Today

Laurel in the Pines LAKEWOOD, N. J. Situated among the pines and overlooking Lake Canasajo New Palm Grill, 18-hole Golf Course, Horseshoe Rink, Morning Picturesque, Evening Entertainment, Bathing, Tennis, etc. FRANK P. SHUTE, Manager. Branch Office of C. F. JOHN & SONS, Members New York Stock Exchange.

TARPON INN

Florida. West Coast, Beach room with bath. Golf, croquet, tennis, etc. H. DALTON, Manager.

CANADIAN PACIFIC RAILWAY.

P. R. Ferry, Gen. Agt. Pacific, Dept. 1211, Bay

Fourteenth street to the Society of St. Vincent de Paul—Particular Council of lower Manhattan; store and basement in 124 West Eighth street to the J. C. Gilmore Company, and store and basement in 74 Ninth avenue to Louis S. Beller.

J. B. English leased for the Valdo-tano Mutual Aid Society the three upper floors in 336 West Twenty-eighth street, and has been appointed agent of the property.

Douglas Gibbons & Co. rented for the Trecko Realty Company the upper part of the building at 28 West Thirty-ninth street to the Women's Republican Club, Mrs. Charles H. Sabin president, to be used as a club house and executive offices.

Charles F. Noyes Company leased for the Welsh estate the fifth floor of 67-69 Park place to Carl J. Schaefer, and the second floor of 75-77 Nassau street for Goldsmith Bros. to E. C. Haley and E. L. Osterstrom for five years at a rental of \$40,000, and arranged an extension of the lease at 24 Beekman street to Holden & Hawley at \$5,100 per annum, but with the right of cancellation in case of sale.

BROOKLYN MARKET.

J. Clarence Davies sold for Marie Wauer the vacant plot, 53x49, at the west side of Boston road, 530 feet north of White Plains avenue.

BROOKLYN TRANSACTIONS.

F. C. Sauter Agency sold the two story building at 192 Fifth avenue for Samuel Stark to Sarah and Morris Shapiro.

Friday & Lehmann sold 802 and 804 McDonough street, two 6 family flats, for Henrietta Wolf; also 757 Halsey street, a six family flat, for Antoinette Moses and Abraham Aaron, and 776 Macdon street, a three family flat, for Christopher Hoehnhausen.

Henry Pierson & Co., Inc., sold 184 Park place, near Flatbush avenue, for Wendenland Company to R. C. Wood.

REALTY JOTTINGS.

Daniel Birdsal & Co., Inc., were the brokers in the sale of 339 Broadway to the Water Pine Corporation, represented by Stoddard & Mark, attorneys.

In order to care for the increased business of their branch offices Ladd & Nichols have increased the number of their office brokers to twenty-one.

Louis J. Dowdney and Frank Sullivan have formed a partnership under the name of Dowdney & Sullivan for the transaction of a general real estate and mortgage business, at 141 Broadway.

John Hoagland is the buyer of the dwelling at 120 East Eleventh street, sold recently.

The twelve annual banquet of the Brooklyn Real Estate Board will be held on Saturday evening, February 19, 1921, at the Hotel Borsert, Brooklyn.

Samuel Goldstick, broker, at 156 Broadway, which building is to be occupied by the Guaranty Trust Company, moved to his new offices at 149 Broadway.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

Applications for conservative loans on centrally located business properties, apartments and dwellings, will receive prompt attention

LOW CHARGES

Assignments accepted

Chas. F. Noyes Co.

118 William St. Phone John 2900

CITY REAL ESTATE.

MANHATTAN PRIVATE HOUSES. MORGENTHAU JR. & CO. 1120 BROADWAY. COIT 5-15.

David Stewart & Co. and Westchester Real Estate.

1 East 42d St.

EDWARD J. HOGAN.

Real Estate Appraisals. Woodworth Building.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

ALONG THE SOUTH SHORE. J. D. BROWN, 100 N. 1st St., New York.

CONNECTICUT—Sale or Rent.

WEED & WEED. Real Estate. Stamford, Conn. Phone 1518.

New Jersey—Sale or Rent.

FACTORIES FOR SALE OR RENT.

Three one story buildings, 75x24, at Bond Brook, N. J.; a railroad siding, all improvements, restricted, sell or lease. HENRY ESTEY, Bond Brook, N. J.

NEW FACTORIES

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FARM PROPERTY.

CHICKEN FARM—More than one, 4000 weekly agents 2000, 500 W. 10th. BOUTON.

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